

**City's Responses to Proposers Questions
Request for Qualifications
Western Themed Museum and an Additional Cultural Venue**

Question #1

How quickly can the Loloma land trade improvements commence by the city of Scottsdale in order for the Feds to finalize the land swap with the city, thus making the Loloma parcel able to be developed on?

City Response #1

The City of Scottsdale owns the land under the Loloma transit parcel, therefore access to the land is available now. The Federal Transit Administration (FTA) has a financial interest in the building on the land. The FTA had concurred with the City of Scottsdale's request to transfer FTA's interest from the building to the transit improvements being constructed as part of the Thomas Road Streetscape project.

Question #2

What is the number of assigned parking spaces for on-going use by the museum patrons and other downtown guests in the subterranean parking garage below the Museum Parcel?

City Response #2

The garage below the museum parcel contains 130 spaces and was built as a public garage to support area parking needs. The City is willing to consider the parking garage, or a portion thereof, to be counted toward meeting parking requirements in a city owned museum and additional cultural venue only scenario. Dedicating public parking spaces for privately owned facilities is not being considered or offered as a component of this RFQ.

Question #3

What is the Leeds level the city is desirous to achieve with any improvement(s) on any one of the three parcels in question?

City Response #3

On March 22, 2005, Scottsdale City Council approved Resolution No. 6644 establishing the Green Building (LEED™) Policy for new city buildings and remodels. The resolution requires all new, occupied city buildings, of any size, be designed, contracted and built to achieve certification in the Leadership in Energy and Environmental Design (LEED™) Program at the Gold certification level. In addition, all future renovations and non-occupied city buildings will be designed, contracted and built to include as many principles of both the LEED™ program and the City's Green Building Program where feasible.

Question #4

To what degree will the city assume responsibility for infrastructural improvements on and/or within the immediate neighborhood of any one of the three parcels in question?

City Response #4

The City has reserved for City Council consideration the sum of \$7,500,000 toward the cost of the design and construction of a western museum. No additional funding has been identified or allocated to this RFQ. Proposals should identify needed infrastructure improvements required in order for the proposed development to take place. Any City funding beyond the existing \$7.5million earmark will be at the discretion of the City and will require City Council authorization.